

CUMBERLAND HISTORIC DISTRICT COMMISSION

Cumberland Town Hall

45 Broad Street

Cumberland, RI 02864

Meeting, Tuesday, October 16, 2012

OFFICIAL MINUTES:

A simple majority was declared and the meeting was called to order at 7:35 PM.

Commissioners present were: David W. Balfour, Chairperson, Katie McKenzie, Lester Hilton, Ruth Bascombe, Joyce Hindle Koutsogiane, Bruce Shepard and John Robinson.

Absent: Councilman Peter Bradley.

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Presentation of prior minutes meeting (omitted).

Introduction of New Member to Commission: John Robinson, AIA Architect

Open of Public Hearing: 7:40 PM

Swearing in of Petitioners: Hearing of Valley Affordable Housing Corporation, 895 Mendon Road, Cumberland

Corporation is seeking a certificate of appropriateness for revitalization of mill houses located in the Ashton Village Historic District

Presenters: Pater Bouchard, VAHC, and John O'Hearn, O'Hearn Associates,

an architectural firm located in Slatersville, RI.

There will be a need of interior and exterior renovation to the National Historical Registered Houses now located in the Ashton Village. No demolition will be involved to create 57 affordable units, 44 of which currently exist. Thirteen (13) new units will be added in the footprints of where a building and a stable previously existed.

All new buildings (which will house the thirteen new units) will be built in accordance with the Secretary of the Interiors' Standards for the Treatment of Historic Properties. These regulations state:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the Property. The new work shall be differentiated from the old and be compatible with the massing size, scale and architectural features to protect the historic integrity of the property and its environment.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the property and its environment

would be unimpaired.

Some existing interiors will be divided further. Exteriors of current buildings will be cleaned and bricks re-pointed and windows replaced as needed (6 over 6).

Commission gives unanimous approval at 8:32 PM.

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Old Business:

National Park Service announced that the Blackstone Valley Heritage Corridor did not get approved by the United States Congress.

New Business:

Mrs. Senno who owns an old mill located in Ralco Way, in Valley Falls section of Cumberland, contacted Committee to find out if town would have use for mill (possible site for Cumberland museum?).

Chairman Balfour looked at the building and believes it could be the second oldest cotton textile mill in America. Located in "Happy Hallow", it was the recent site of "Valley Throwing" and has its original 12 over 12 "wavy glass" windows. Discussion ensued.

Action: Commissioners Shepard and Robinson will take a look at it before the next commission meeting. Chairperson Balfour will

mention the offer to the Mayor.

Commissioner Hilton is excused at 8:40 PM

Mr. Randy Rosenbaum, of 27 Blackstone Street, Valley Falls, is petitioning to replace the windows on his home with vinyl replacement windows. (Current windows are not original to the home.)

Action: As petitioner was not present and the commission had questions regarding color, quality etc., Chairperson Balfour will contact him to attend a special (Public Forum) meeting on Tuesday, October 30, 2012 at 7:00 PM so the windows could be replaced (if approved) before winter.

Adjourned at 9:08 PM.

Respectfully Submitted:

Joyce Hindle Koutsogiane, EdD

Recording Secretary

